

TOWN OF NORTH SMITHFIELD
HISTORIC DISTRICT COMMISSION

Minutes of April 18, 2011

A meeting of the North Smithfield Historic District Commission was held on
Monday, April 18, 2011
at the North Smithfield Public Library at 6:30 PM

Call to order: (*Quorum: YES*)

Members Present: Daniel Couture, Louise Belisle, Jeffrey Harris, Jeffrey Fontaine, Linda Frye

Members Absent: John Zambarano, Gwen Cunningham

Applicant(s): Robert Ranone

Materials Distributed: Agenda, Minutes, Preliminary Application for Conceptual Review for 8 Warren Avenue.

Approval of Minutes from March 21, 2011 Meeting

The approval of minutes from the March 21, 2011 meeting was tabled to the next meeting.

Communications

A. Brief introduction of New Member

New appointee, Daniel Couture, was introduced to the commission members. Daniel once lived in the Dr. Elisha Bartlett House, 2 Green Street, and is currently an Appraiser with Bank of America.

Applications

Conceptual Review: 8 Warren Avenue, Plat 9 Lot 14, Union Village Historic District.
Prospective owner: Robert Ranone.

The review began with Jeff Harris reading the Chairman's Summary Report for the North Smithfield Historic District Commission for 8 Warren Avenue.

Discussion followed to address conditions of the property as it exists today to be considered as 'contributing' or 'non-contributing' to the Union Village Historic District. Jeff H. advised that a motion and vote at this time does not have bearing on the resolution to the case at this point, so in order to expedite the review, it was tabled to the next meeting for further discussion.

Jeff H. followed up with the reading of the Chairman's Recommendations for the North Smithfield Historic District Commission for 8 Warren Avenue.

Mr. Robert Ranone presented his case for proposed changes, repairs and restoration to 8 Warren Avenue. Materials presented were the following:

1. Wood handrail, baluster, & shoe rail mock up,
2. Two (2) vinyl replacement window samples with different style muntins,
3. Brosco catalog.

Deliberation and discussion ensued with potential actions, suggestions and possible solutions. Jeff H. presented five (5) different design sketches (Options A, B, C1, C2, and D, as well as various images of neighboring properties of similar architectural style in the District, specifically 14 Warren Avenue, 91 Great Road and 115 Great Road.

The Commission made recommendations as follows:

1. Acceptance of the handrail, baluster and shoe rail design as presented, except the balusters should be square, similar in size and spacing as evidenced at 115 Great Road, not a turned baluster as presented or as 14 Warren Avenue or 91 Great Road.

Motion to Approve: Daniel Couture

Seconded: Louise Belisle

All in favor

Opposed: None

2. Acceptance of new front door style, similar to Brosco catalog Exterior Wood Door Designs from Simpson Door Company, model #F-117, similar to as evidenced at 115 Great Road.

Motion to Approve: Jeffrey Fontaine

Seconded: Daniel Couture

All in favor

Opposed: None

3. Acceptance of PlyGem 2000 Series 2-over-1 double-hung vinyl replacement window design with muntins of simulated divided lite as presented by Mr. Ranone. (units shall match size of existing units and be installed in openings where existing units are removed)

Motion to Approve: Louise Belisle

Seconded: Linda Frye

All in favor

Opposed: None

4. Removal of second floor east elevation four-wide window unit and replace with two (2) PlyGem 2000 Series 2-over-1 double-hung vinyl replacement window design with muntins of simulated divided lite. Location as shown in sketch SK1, similar to 115 Great Road, 91 Great Road and 14 Warren Avenue.

Motion to Approve: Jeffrey Fontaine

Seconded: Louise Belisle

All in favor

Opposed: None

In light of the motions voted for above, the Preliminary Application for Conceptual Approval was unanimously approved. A written, *non-binding* Advisory Resolution and a final as approved design sketch (SK1) of the proposed East façade of 8 Warren Avenue will be forwarded to the applicant and submitted to the Office of the Building Inspector. The applicant has been advised to submit an application for a Certificate of Appropriateness before any work is to begin.

Meeting Adjourned

The meeting was called to a close at 8:00 p.m.

Motion: Linda Frye

Seconded: Jeffrey Harris

All in favor

Opposed: None

Next Meeting: Monday, May 16, 2011